

**TOWN OF WEST HARTFORD  
ZONING BOARD OF APPEALS  
WEDNESDAY, OCTOBER 19, 2016  
MINUTES**

**ROLL CALL:**               **7:00 PM**

**ATTENDANCE:**       Chair: Lisa Sadinsky, Vice Chair: Joshua Smilowitz; Commissioners: Tom Foley, Don Neville and Jared Grise. Alternates: Angelo DiMatteo and Todd Doyle; Brian Pudlik, ZEO and Secretary to ZBA. **ABSENT:** Alternate: Michael Johnson

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, October 19, 2016, at 7:00 p.m., to hear and act on the following petitions:

\*\*\*\*\*

**#26-16               3 Stamford Drive** – Petition of B. Goldberg on behalf of R. Ulan, R.O., requesting a +/-4' variance to the 30' rear yard setback requirement per Section 177-6 (D) Standards for One-Family Residence Districts and Section 177-20 Obstructions in Yards for the construction of an attached 24'x24' garage per plans on file. **R-10 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Grise made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

1.       **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2.       **Variance request is minor and will not adversely impact neighboring properties.**
3.       **The Board found that denial of the variance would have denied the property owner reasonable use of the property due to no garage being present currently.**

**VOTE:     5-0; Voting in favor were Commissioners: Sadinsky, Smilowitz, Foley, Neville and Grise.  
              Opposed- 0  
              Petition unanimously approved.**

\*\*\*\*\*

**#30-16               90 Brainard Road** – Petition of A. Santiago, R.O. requesting a +/-10' variance to the 15' side yard setback requirement for the main building per Section 177-6 (D) Standards for One-Family Residence Districts and Section 177-20 Obstructions in Yards for the expansion of an attached garage per plans on file. **R-20 Zone**



TOWN OF WEST HARTFORD

**TOWN OF WEST HARTFORD**  
50 SOUTH MAIN STREET  
WEST HARTFORD, CONNECTICUT 06107-2431  
(860) 561-7555 FAX: (860) 561-7504  
[www.west-hartford.com](http://www.west-hartford.com)

*An equal Opportunity/Affirmative Action Employer*

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner DiMatteo. In reaching its decision, the Board found the following conditions to exist:

4. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
5. **Variance request is minor and will not adversely impact neighboring properties.**

**VOTE: 5-0; Voting in favor were Commissioners: Foley, Smilowitz, Grise, DiMatteo and Doyle; (Sadinsky and Neville recused themselves); (Doyle seated for Sadinsky) (DiMatteo seated for Neville).  
Opposed- 0**

**Petition unanimously approved.**

\*\*\*\*\*

**#31-16      281 North Main Street – Petition of D. Dyson, R.O., for renewal of a Special Exception in order to maintain a Customary Home Occupation (Piano and Violin Teacher) as an accessory use to the residence per Section 177-49 (C) for a period of five (5) years per plan on file. **R-13 Zone****

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Sadinsky made a motion to grant the petition; Commissioner Foley seconded the motion. The Board made its decision to renew the petition with the following conditions:

1. **This permission is granted for a period of (5) five years. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.**
2. **The hours of operation shall be:**  
**Monday – Friday                      3:30p.m. – 6:00p.m.**  
**Saturday                                  9:00a.m. – 12:00p.m.**
3. **The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.**
4. **No on street parking is permitted; all clients must park vehicles on the premises only.**

**VOTE: 5-0                      Voting in favor were Commissioners Sadinsky, Smilowitz, Foley, Neville and Grise.**

**Petition unanimously approved.**

\*\*\*\*\*

\*\*\*\*\*

\*\*\*\*\*

- Minutes of the regular meeting held Wednesday, May 18, 2016. Motion to approve/Foley; Second/DiMatteo; unanimous vote 4-0.
- Minutes of regular meeting held Wednesday, July 20, 2016. Motion to approve/Neville; Second/Foley; unanimous vote 4-0.
- Minutes of regular meeting held Wednesday, September 21, 2016. Postponed.
- Adjournment. Motion to adjourn. Motion/Neville; Second/Foley. Motion unanimously approved 5-0. Meeting adjourned approximately 7:45pm.